Statement of Information Single residential property located outside the Melbourne metropolitan area

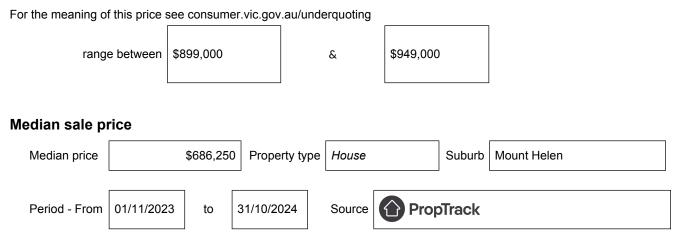
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

44-46 Darriwell Drive, Mount Helen, Vic 3350

Indicative selling price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|------------------------------------------|-----------|--------------|
| 37 Darriwell Dr, Mount Helen, VIC 3350 | \$702,500 | 24/06/2024 |
| 2 Nevett Crescent, Mount Helen, VIC 3350 | \$740,000 | 14/03/2024 |
| 212 Eddy Ave, Mount Helen, VIC 3350 | \$805,000 | 13/03/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 08/11/2024

